151.0	0002	0026.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	796,500 / 796,500
					USE VALUE:	796,500 / 796,500
					ASSESSED:	796,500 / 796,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAGOZZI DEREK S & CRISTINA
Owner 2:	
Owner 3:	
Street 1:	100 OAKLAND AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MURPHY STEPHEN E & REJANE R -
Owner 2:	-
Street 1:	100 OAKLAND AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,939 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1955, having primarily Clapboard Exterior and 1812 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11939.000	250,700	1,100	544,700	796,500
Total Card	0.274	250,700	1,100	544,700	796,500
Total Parcel	0.274	250,700	1,100	544,700	796,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.52 | /Parcel: 439.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 100134
GIS Ref:
GIS Ref:
Insp Date: 07/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 151.0-0002-0026.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	250,700	1100	11,939.	544,700	796,500	796,500	Year End Roll	12/18/2019
2019	101	FV	260,000	1100	11,939.	544,700	805,800	805,800	Year End Roll	1/3/2019
2018	101	FV	251,300	1100	11,939.	482,500	734,900	734,900	Year End Roll	12/20/2017
2017	101	FV	230,000	0	11,939.	404,600	634,600	634,600	Year End Roll	1/3/2017
2016	101	FV	230,000	0	11,939.	404,600	634,600	634,600	Year End	1/4/2016
2015	101	FV	192,100	0	11,939.	350,200	542,300	542,300	Year End Roll	12/11/2014
2014	101	FV	192,100	0	11,939.	338,500	530,600	530,600	Year End Roll	12/16/2013
2013	101	FV	192,100	0	11,939.	322,200	514,300	514,300		12/13/2012

!11852!

PRINT

Date	Time
12/11/20	01:59:06

LAST REV

Date	Time
07/09/18	14:17:43

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11852

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY STEPHEN	68251-122		10/21/2016		785,000	No	No		
HODGE DANIEL J,	59408-40		6/28/2012		520,000	No	No		
FAIOLA JASON M	51202-61		5/21/2008		490,000	No	No		
GRIFFITH FRANCE	29846-556		2/26/1999		239,900	No	No		Y

USER DEFINED

Prior Id # 1:	100134
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/8/2013	1659	Manual	2,500	C				
10/3/2013	1473	Manual	1,000	C				
9/10/2013	1347	Redo Bat	9,000	C				
11/23/2010	2332	Re-Roof	4,800					
9/1/1993	423		1,500					GARAGE TO L.A.

ACTIVITY INFORMATION

Date	Result	By	Name
7/5/2018	Inspected	PH	Patrick H
5/31/2018	MEAS&NOTICE	BS	Barbara S
1/24/2017	Sales Review	PT	Paul T
10/11/2016	Measured	DGM	D Mann
2/4/2014	Info Fm Prmt	EMK	Ellen K
1/23/2014	Info Fm Prmt	EMK	Ellen K
9/28/2012	MLS	EMK	Ellen K
10/6/2008	Meas/Inspect	189	PATRIOT
6/19/2000	MLS		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11939		Sq. Ft.	Site		0	70.	0.65	8									544,720						544,700	

Total AC/HA: 0.27408 | Total SF/SM: 11939 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 544,720 | Spl Credit | Total: 544,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	99636
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	307995
Depreciation:	57287
Depreciated Total:	250708

COMMENTS

OF=TOILET & LAUNDRY SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

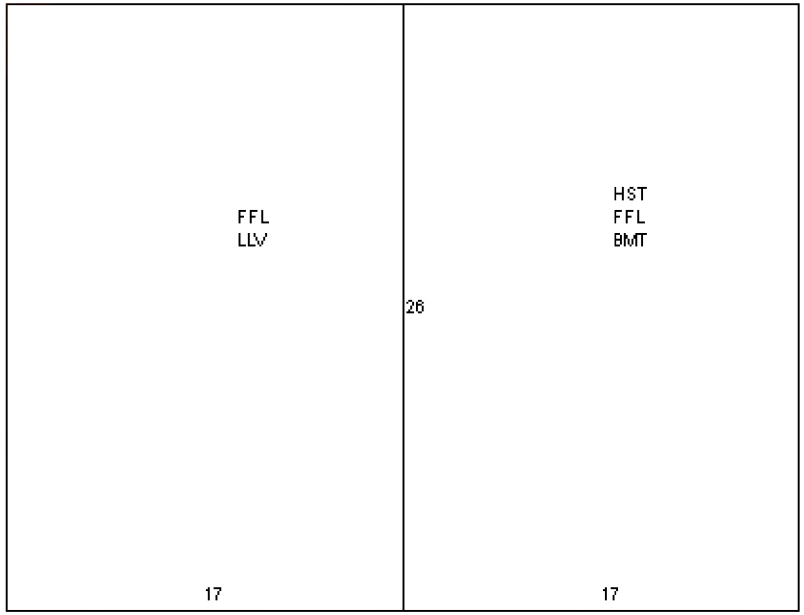
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	126.04
Final Total:	250700	Val/Su SzAd	226.88

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	884	128.240	113,362
BMT	Basement	442	58.480	25,846
LLV	Lower Level	442	92.330	40,810
HST	Half Story	221	128.240	28,340

Net Sketched Area:	1,989	Total:	208,358
Size Ad	1105	Gross Are	2210	FinArea	1812
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80		
LLV	100	FLA	80	C	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

151.0-0002-0026.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2004	0.00	T	12	101						
19	Patio	D	Y	1	10X34	A	AV	2016	3.35	T	5	101			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:		Total:	1,100

IMAGE

AssessPro Patriot Properties, Inc